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**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In Re:
Angel Mercado
Felicia E. Mercado
Debtor(s)

M&T Bank
Creditor/Movant

v.
Angel Mercado
Felicia E. Mercado
Respondents

Chapter 13

Bankruptcy Case: 18-10459-elf

Judge: Eric L. Frank

ORDER

AND NOW, this 30th day of August, 2019 upon and upon Consent Order/
Stipulation of M&T Bank and any successor in interest and Debtor, Angel Mercado and Felicia
E. Mercado, approved by this Court and Certification of Default filed by counsel for Movant,
after opportunity to cure, it is **ORDERED** that:

The automatic stay of all proceedings under 11 U.S.C. §362, is modified to allow M&T
Bank and any successor in interest, to proceed with its *in rem* rights under state and federal law
concerning the Property (the "Property"): **1422 Lacrosse Avenue, Reading, PA 19607**.

It is further **ORDERED** that the 14-day stay pursuant to BKRP 4001(a)(3) is
hereby waived.

Date: 8/30/19



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**